

33,008 SF Turn-Key Distribution Facility w/ Cooler Space

105 Dillinger Rd, Carbondale, Illinois 62901
Jackson County

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Basic Details

Listing No:	3215
Sale Or Lease:	For Lease
Property Type(s):	Industrial
Building Size (Sqft):	33,008 Sqft.
Lot Size (Acres):	7.92 Acre(s)
Total Sqft Available:	33,008 Sqft.
Lease Rate:	\$5.00 Per Sqft
Lease Type:	NNN

Address

Country:	US
State:	IL
County:	Jackson
City:	Carbondale
Zipcode:	62901
Street Number:	105
Street:	Dillinger
Street Suffix:	Rd

Square Foot Information

Building Total Sqft:	33,008 Sqft.
Total Sqft Available:	33,008 Sqft.
Office:	7,528 Sqft.
Warehouse:	25,480 Sqft.
Min Divisible Sqft:	25,480 Sqft.
Max Contiguous Sqft:	33,008 Sqft.

Facility Information

Truck Dock:	3
Truck Dock Size:	10'x8'
Dock Levelers:	Yes
Drive-In Doors:	2
Drive-In Door Size:	14'x20'
Heating:	Office/Warehouse
Cooling:	Office
Insulated:	Yes
Lighting:	LED

Property Information

Parcel No:	15-09-128-002
Zoning:	Industrial
Industrial Park:	Carbondale Industrial Park
Prior Use:	Beverage Distribution
Parking:	25
Parking Surface Type:	Asphalt
Tax Year:	2024

Land Measurements

Acres:	7.92 Acre(s)
Frontage:	730 ft
Depth:	395 ft

Transportation

Interstate:	17 Miles to I-57
Airport:	2 Miles from Southern Illinois Airport

Men's Restroom:	Yes
Women's Restroom:	Yes
Ventilation:	Yes

Structural Data

Year Built:	2003
Rehab Year:	2003
Clearance Min:	24 ft
Clearance Max:	26 ft
Bay Spacing:	Clear Span
Roof:	Metal
Exterior:	Steel
Floors:	1
Floor Type:	Reinforced Concrete
Floor Thickness:	6"

Utility Information

Water Provider:	City of Carbondale
Water Provider Location:	On Site
Sewer Provider:	City of Carbondale
Sewer Provider Location:	On Site
Gas Provider:	Ameren IL
Gas Provider Location:	On Site
Electric Provider:	Ameren IL
Electric Provider Location:	On Site
AMPS:	1000
Phase:	3
Low Volts:	220
High Volts:	440